

# EL PASO



# COUNTY

COMMISSIONERS:  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 18, 2018

Glen Investment Group No. VIII, LLC  
3 Widefield Blvd.  
Colorado Springs, CO. 80911

James Nass  
111 S. Tejon Street, Suite 312  
Colorado Springs, CO. 80903

RE: Glen at Widefield Filing No. 9 – Final Plat – (SF-18-005)

This is to inform you that the above-reference request for approval of final plat was heard and a recommendation of approval was given by the El Paso County Planning Commission on September 18, 2018, to approve a final plat to create 106 single-family residential lots, four (4) tracts totaling 116.78 acres, and 7.43 acres of right-of-way. The 145.2 acre property is zoned RS-6000 (Residential Suburban) and is located north of Mesa Ridge Parkway, east of Powers Boulevard, and west of Marksheffel Road and is within Sections 21 and 22, Township 15 South, Range 65 West of the 6th Principal Meridian. Water and wastewater service will be provided by Widefield Water and Sanitation District. (Parcel Nos. 42000-00-404, 55214-00-005, 55220-00-003, and 55280-00-029)

This recommendation for approval is subject to the following:

## CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provide the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development

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*COPY*  
*Mailed*  
*9/20/18*

Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. Collateral sufficient to ensure that the public and private improvements are constructed as listed in the approved financial assurance estimate shall be provided when the final plat is recorded.
8. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
9. A Parks Land Agreement between the applicant and the Board of County Commissioners is anticipated to be approved and recorded. If the Agreement is not approved and recorded, the requirement for payment of urban park fees (Urban Area 4) to be paid at plat recordation will be in effect. Park fees in the amount of \$45,580.00 in lieu of land dedication for regional parks (Area 4) fees shall be paid at the time of plat recordation.

10. School fees in the amount of \$21,942.00 in lieu of school land dedication shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of plat recordation.
11. Drainage fees in the amount of \$130,410.74 and bridge fees in the amount of \$38,586.07 for the West Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
12. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$19,065.00 to be applied towards the construction of a traffic signal at Mesa Ridge Parkway and Powers Boulevard intersection prior to final plat recordation.
13. The applicant shall complete an escrow agreement with El Paso County in the amount of \$6,189.00 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to final plat recordation.
14. The applicant shall complete an escrow agreement with El Paso County in the amount of \$6,648.00 to be towards the construction of a traffic signal at the Peaceful Valley Road and Marksheffel Road intersection prior to final plat recordation.
15. No direct lot access is permitted to Spring Glen Drive.
16. All technical issues shall be resolved prior to the Board of County Commissioners hearing.

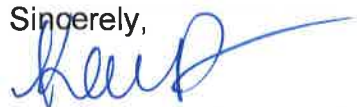
**NOTATION**

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Kari Parsons, Project Manager/Planner II

File No. SF-18-011